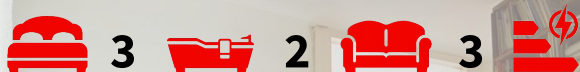




## 43 Warren Drive, Wallasey, CH45 0JP Offers In The Region Of £780,000



Nestled on the prestigious Warren Drive in Wallasey, this charming three-bedroom detached bungalow offers a unique opportunity for those seeking a property with immense potential. Boasting three reception rooms and two bathrooms, this home provides ample space for comfortable living.

Situated on a dominant plot, this bungalow offers stunning views and privacy, making it a tranquil retreat from the hustle and bustle of everyday life. With off-road parking for multiple vehicles, convenience is at the forefront of this property.

Although the bungalow is in need of modernisation, this presents a fantastic chance for the new owners to put their stamp on the property and create a bespoke living space tailored to their tastes and preferences. The sought-after location of this property ensures that amenities, schools, and transport links are all within easy reach, making it an ideal choice for families or those looking to settle in a vibrant community.

Furthermore, being close to the New Brighton promenade means that leisurely strolls along the waterfront or enjoying seaside activities are just a stone's throw away. Don't miss out on the opportunity to transform this diamond in the rough into your dream home in a prime location.

- Three Bedrooms
- Detached Bungalow
- Three Reception Rooms
- Kitchen
- Bathroom
- WC
- Situated On A Dominant Plot
- Breathtaking Views
- Off Road Parking And Triple Garage
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Floor 0



Floor 1

Approximate total area\*  
138.45 m<sup>2</sup>  
Reduced headroom  
1.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE 360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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